



Doc#: 0400818018
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 01/08/2004 10:36 AM Pg: 1 of 3

**Special Warranty Deed
CORPORATION TO INDIVIDUAL**

ILLINOIS

M-380589

Above Space for Recorder's Use Only

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286589

TICOR TITLE INSURANCE

THIS AGREEMENT between Ukrainian Village Development Group, Inc. a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and Victor R. Kopidlansky and Diana M. Kopidlansky, husband and wife, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN and 00/100 Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Board of Directors of said corporation, by these persons does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, as ~~tenants in common~~ ^{JOINTLY AND SEVERALLY} and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit: *(See Legal Description Rider attached as Page 3 hereto).*

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as described on legal description rider, attached hereto, with the appurtenances, unto the party of the second part and his heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her/their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND,

SUBJECT to: General Taxes; Covenants, conditions and restrictions of record, if any;
Permanent Real Estate Index Number(s): 17-06-438-023
Address(es) of Real Estate: 1708 W. Chicago Avenue, Chicago, IL

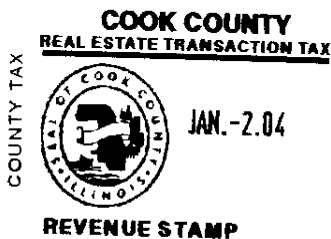
UNOFFICIAL COPY**TICOR TITLE INSURANCE COMPANY**

ORDER NUMBER: 2000 000386589 SC
STREET ADDRESS: 1708 W CHICAGO
CITY: CHICAGO **COUNTY:** COOK COUNTY
TAX NUMBER: 17-06-438-023-0000

LEGAL DESCRIPTION:

PARCEL 1:

UNIT NUMBER 1708-1 IN THE 1700 WEST CHICAGO CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:
 LOTS 4 AND 5 (EXCEPT THAT PART TAKEN FOR WIDENING OF CHICAGO AVENUE) IN BLOCK 22 IN JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
 WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0021361098; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.



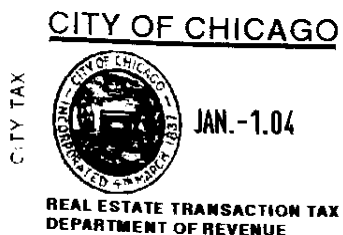
0000014610

REAL ESTATE TRANSFER TAX
00076.50
FP326707



0000014662

REAL ESTATE TRANSFER TAX
00153.00
FP 102809



0000010745


REAL ESTATE TRANSFER TAX
01147.50
FP 102803

UNOFFICIAL COPY


The date of this deed of conveyance is July 25, 2003.

IN WITNESS WHEREOF, the GRANTOR aforesaid has caused its Corporate Seal to be hereto affixed, and has caused its name to be signed these presents by its President and attested by its Secretary, on the date stated herein.

Name of Corporation:
Ukrainian Village Development Group, Inc.


By: Alex Boltin, President

(Impress Corporate Seal Here)

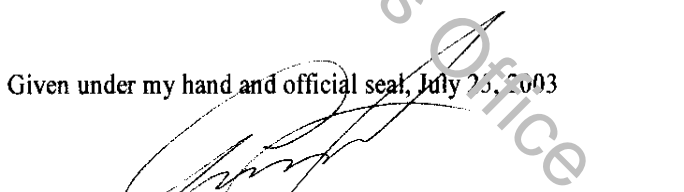

Attest: Ed Navarro, Secretary

State of Illinois
County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Alex Boltin personally known to me to be the Alex Boltin President of Ukrainian Village Development Group, Inc., a Illinois Corporation, and Ed Navarro personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Alex Boltin President and Ed Navarro Secretary, they signed and delivered the said instrument and caused the Corporate Seal of said corporation to be affixed thereto, pursuant to authority given by the board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.



Given under my hand and official seal, July 25, 2003


Notary Public

This instrument was prepared by: Alexander Goldman 5301 W. Dempster, Suite 208 Skokie, IL 60077	Send subsequent tax bills to: VICTOR R. KOPIDLANSKY 3180 N. LAKE SHORE DR APT 14G CHICAGO, IL 60657	Recorder-mail recorded document to:
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